



Hartopp and Lannoy Point

Housing and Homelessness
Policy and Accountability
Committee Presentation

March 2023



The Hartopp and Lannoy Point Project

Address:
Dawes Road, London, SW6 7RQ

- 1 Hartopp Point
 - 2 Lannoy Point
 - 3 Chasemore House
 - 4 228-232 Dawes Road
 - 5 Donnelly Court
 - 6 The Bedford Arms
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(A) View of the previous towers on site



Image: Aerial view of the site

History and demolition of existing towers

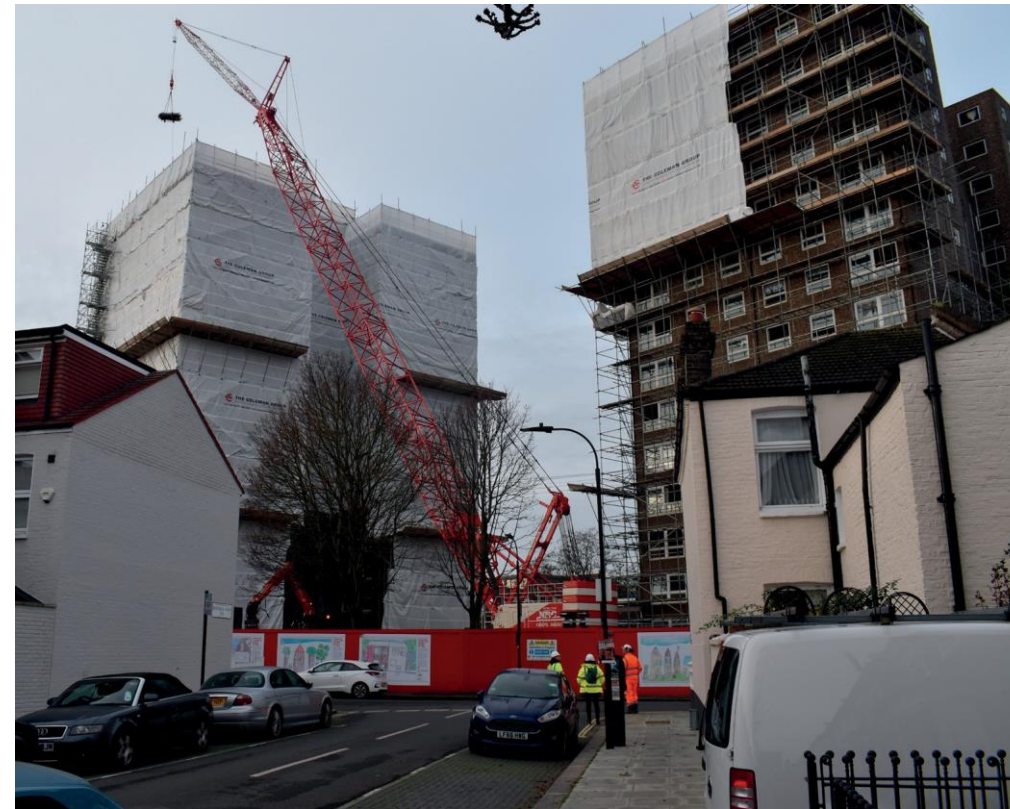
Hammersmith and Fulham Council demolished the Hartopp and Lannoy tower blocks on the advice of structural experts following extensive and intrusive surveys

These highlighted serious concerns around structural integrity and fire safety.

Following resident consultation in early 2019, the Cabinet approved the demolition of the tower blocks. By February 2020, all 91 existing tenants were rehoused and 21 leasehold homes were acquired.

Demolition of the blocks started on site in May 2020 and was completed in February 2021.

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1 View looking down Mendora Road during demolition



2 View looking down Williams Close during demolition



3 Current view looking towards Donnelly Court



4 Current view looking down Pellant Road



Image Key

Co-production with the Resident's Steering Group

H&F have made a Council-wide commitment to 'do things with residents, not to them'.

In January 2021, H&F adopted a Defend Council Homes policy (DCHP), which ensures residents are fully involved from the outset in any development of the land that is likely to affect their homes.

In March 2021, as part of the Hartopp and Lannoy Project Engagement Strategy, a Resident's Steering Group was formed.

Former residents of Hartopp and Lannoy Points and existing residents of the wider Aintree Estate were invited to join.

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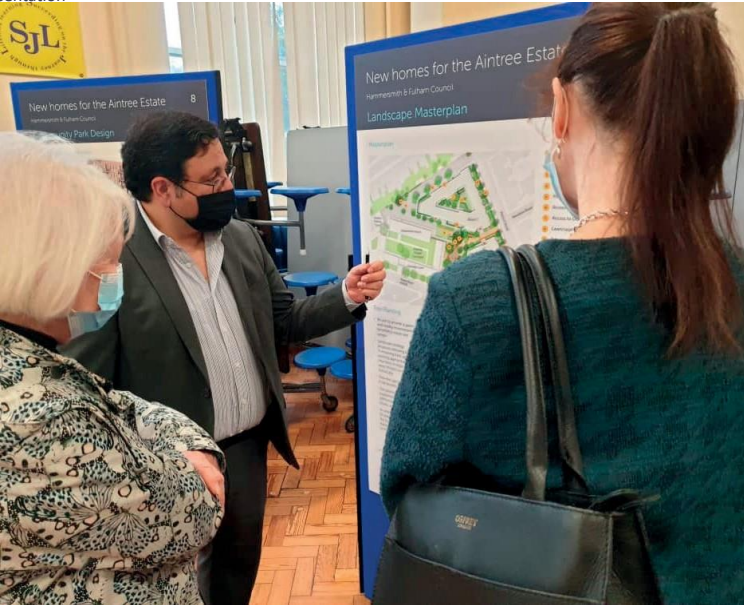


Image: The Residents Steering Group is made up of existing residents of the Aintree Estate



Image: A mark-up produced during the Public Consultation

Design Timeline

Stage 1:

Listening to and understanding the local community

Stage 2:

Developing Design Options

Stage 3:

Finalising the Development Option

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Key:

-  Workshops, Meetings and Forums
-  Pre Application and Design Review Panel
-  Public Consultation Events

Initial Design Concept:
Oct 20 - Apr 21



Interim Design 1:
May 21 - June 21






Interim Design 2:
July 21 - Oct 21



Final Design:
Nov 21 - Apr 21



-  • RSG Meeting 01
-  • RSG Meeting 02

-  • Pre Application 01

-  • RSG Meeting 03
-  • RSG Meeting 04
-  • RSG Meeting 05

-  • Pre Application 02
-  • Design Review Panel 01

-  • Public Consultation 01
-  • Public Exhibition 01


-  • RSG Meeting 06
-  • Disability Forum Presentation 01

-  • Pre Application 03
-  • Planning Workshop 01
-  • Design Review Panel 02

-  • Stage 1 Public Consultation
-  • Public Consultation 02
-  • Public Exhibition 02

-  • RSG Meeting 03
-  • Disability Forum Presentation 02

-  • Planning Workshop 02
-  • Planning Workshop 03
-  • Planning Workshop 04
-  • Design Review Panel 03

-  • Public Consultation 03

Designing for better homes - First Principles

Dialogue with the RSG and planning authority defined the limitations for building height and expanse towards the edges of the site

Two residential blocks will occupy the northern and southern areas of the site. A central open space links the blocks and improves site permeability

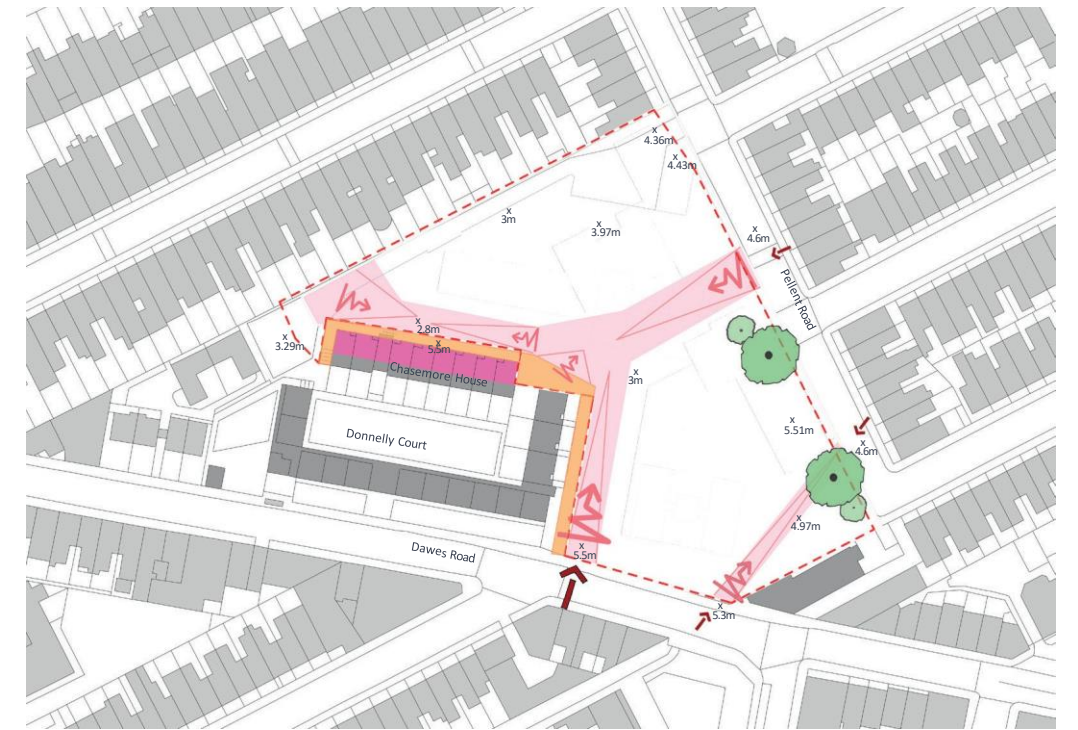
Locating the tallest elements in the centre appropriately distributes the massing across the site and has the least impact on the surrounding streets

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Prioritises dual-aspect dwellings - 72% of all dwellings are dual-aspect



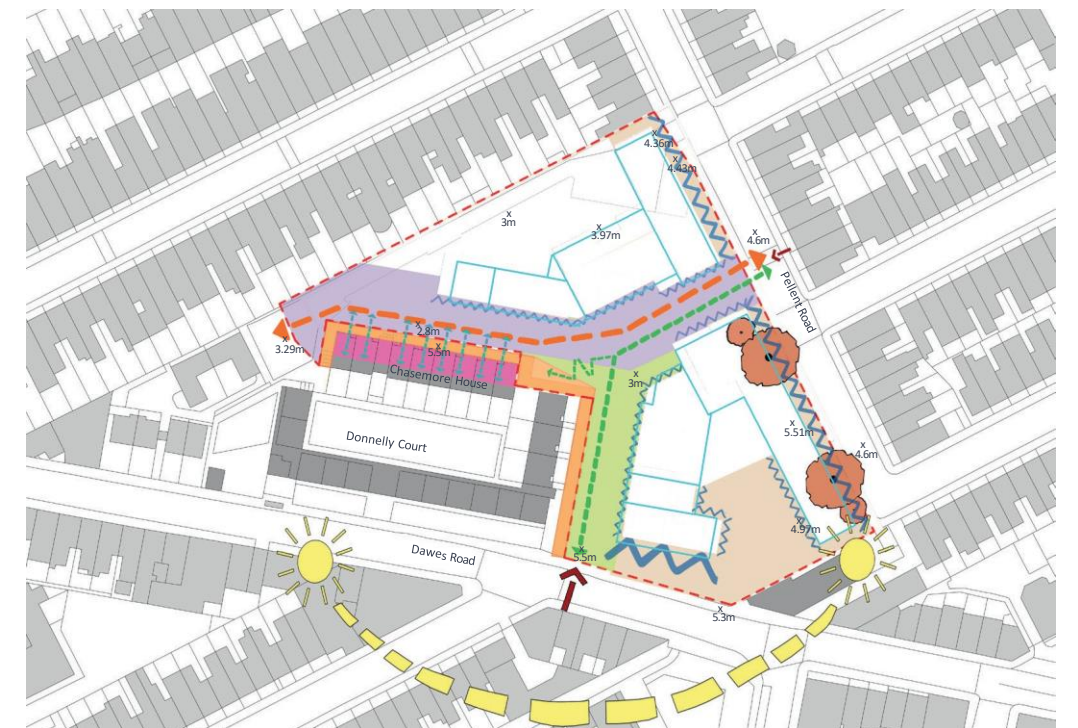
1. Analysis of the existing site layout



2. Site levels determining the interaction with the areas



3. Considerations of site access and maximising pedestrian-only use



4. Combination of all the considerations begin to shape how the areas of the site should be utilised

Designing for better homes - Massing

The RSG expressed a desire for the scheme to not return to the height and form of the previous tower blocks

The RSG wanted a unified approach to the site masterplan. Whereby the existing buildings sat as equals alongside the new buildings

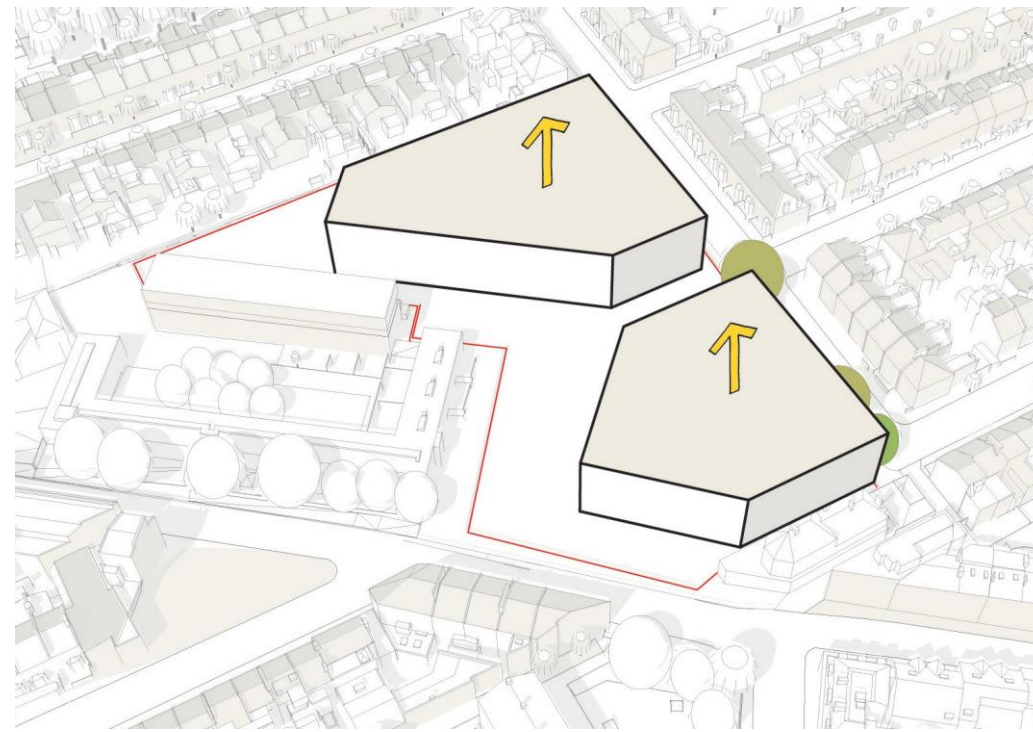
A central hub to form a Community Heart for all residents; 'new' and 'existing'

By stepping down the massings on the perimeter, more daylight is able to reach the existing houses on the surrounding streets

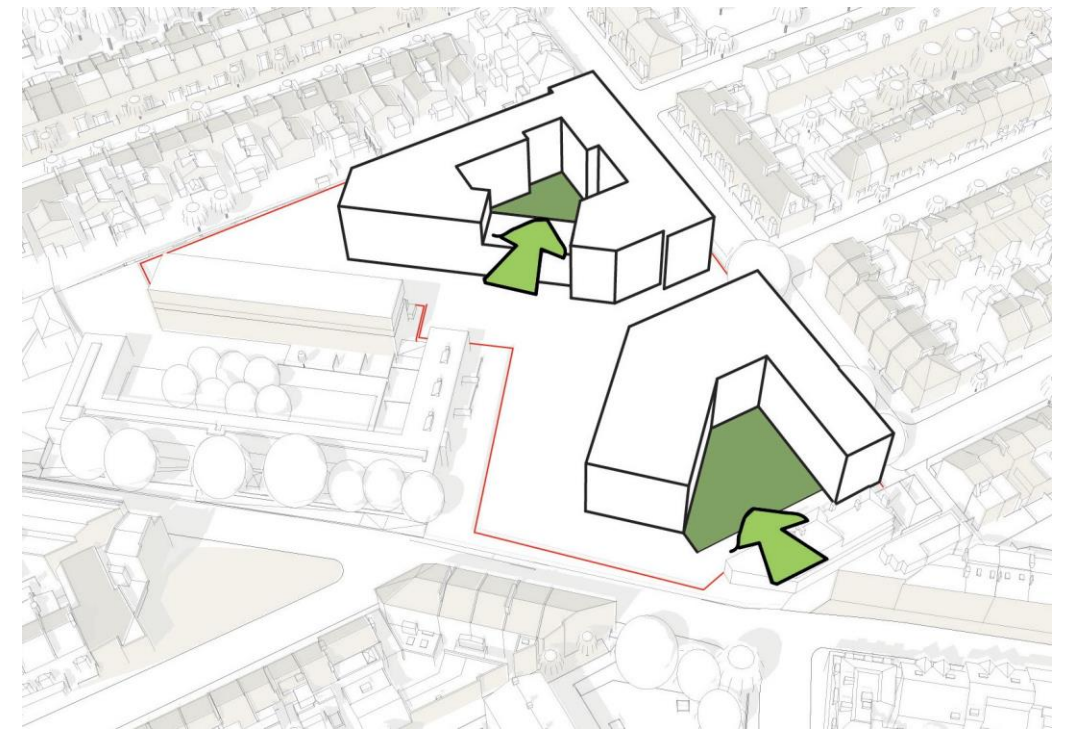
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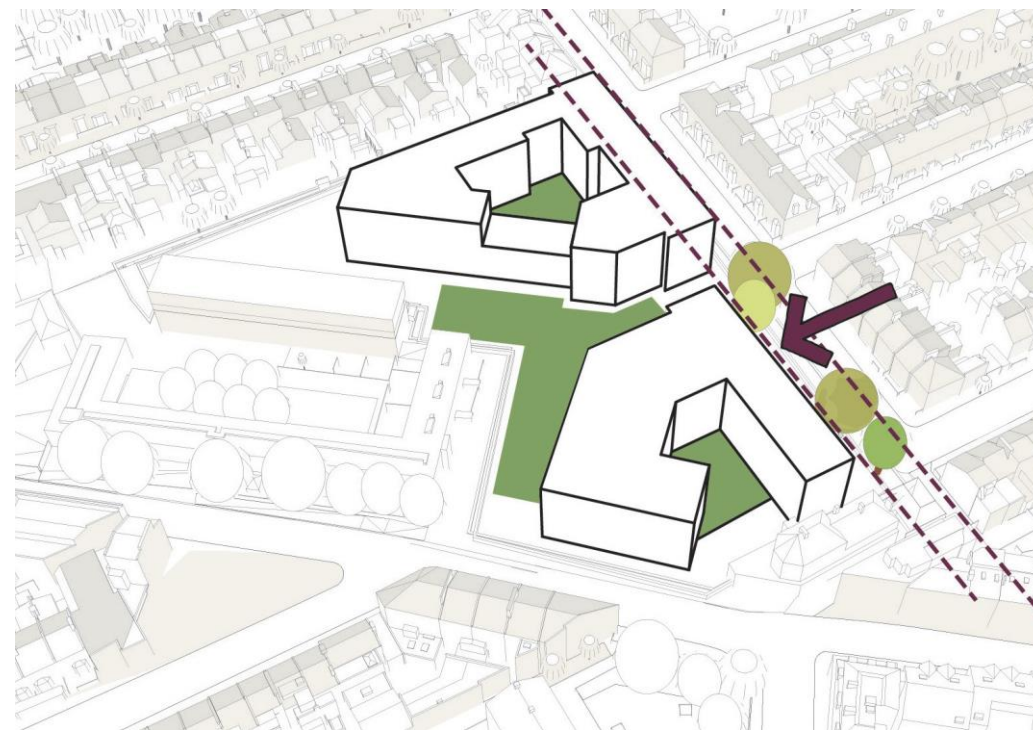
Image: Aerial view of the proposed H&L project



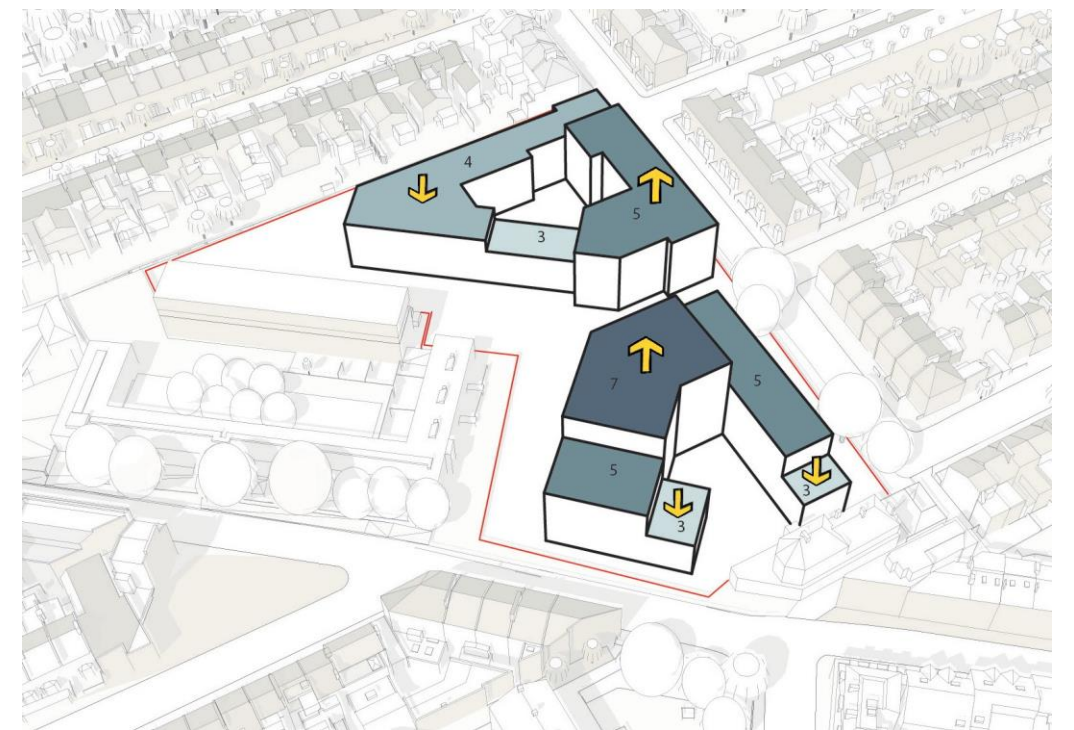
1. Two distinct buildings



2. Carving the massing to create courtyards and allow more South-facing aspects



3. Shaping the Block B interaction with Pellant Road to retain the existing trees.



4. Mould the massings to respond to the existing context. The tall element of the site will be positioned in the site's centre.

Designing for better homes - Inclusive Design Strategy

H&F is committed to inclusive design and its planning policy refers to the requirement of the project to be 'ruthlessly inclusive'.

H&F's commitment to co-production in the context of housing development and design is echoed in the recently developed Disabled People's Housing Strategy

Inclusive design is central to the policies of the recently published London Plan

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To strengthen the level of input from local disabled people, the project team have consulted with H&F's Disability Forum Planning Group at early and detailed design stages

Nothing About Disabled People Without Disabled People
Working Together To Change Public Services In Hammersmith & Fulham.

Key Findings

- Many say quality of life has gone down
- Some feel they don't have a voice in local decisions
- Councillors & staff want to work better with disabled residents

Recommendations

- Work in a human rights way
- Agree to coproduction (working together)
- Skill up to work better together
- Write a communication strategy (plan) for Co-production
- Strengthen Disabled Peoples Organisations (DPOs)
- Make services deliver what disabled residents want
- Write a budget (money plan)
- Monitor (check) the work

Report by the Disabled People's Commission Hammersmith and Fulham, November 2017.

Image: Extract from 'Nothing About Disabled People Without Disabled People' Report



Image: H&F's Disabled People's Housing Strategy 2021

Designing for better homes - Community Heart

The RSG expressed their desire for a fully accessible pedestrian zone. Vehicular access and movement maintained as a minimum and around the periphery of the site



(Top) Image: Sketch produced with the RSG

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(Below) Image: The scheme plans to retain the healthy existing trees as well as introduce new green space in the centre of the site



Image: Ground Floor plan with site landscaping strategy



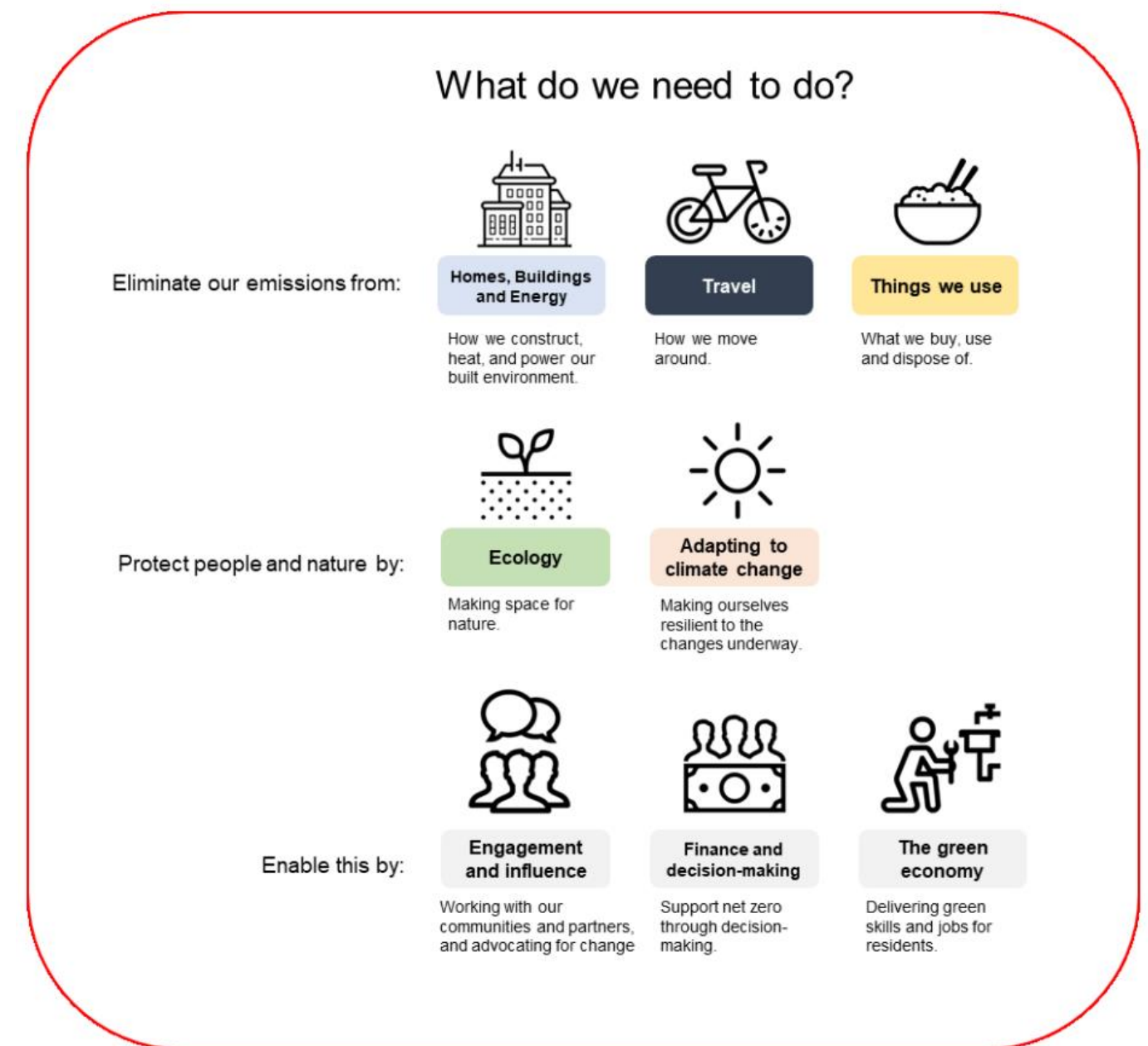
Hartopp & Lannoy Point

Sustainability Strategy

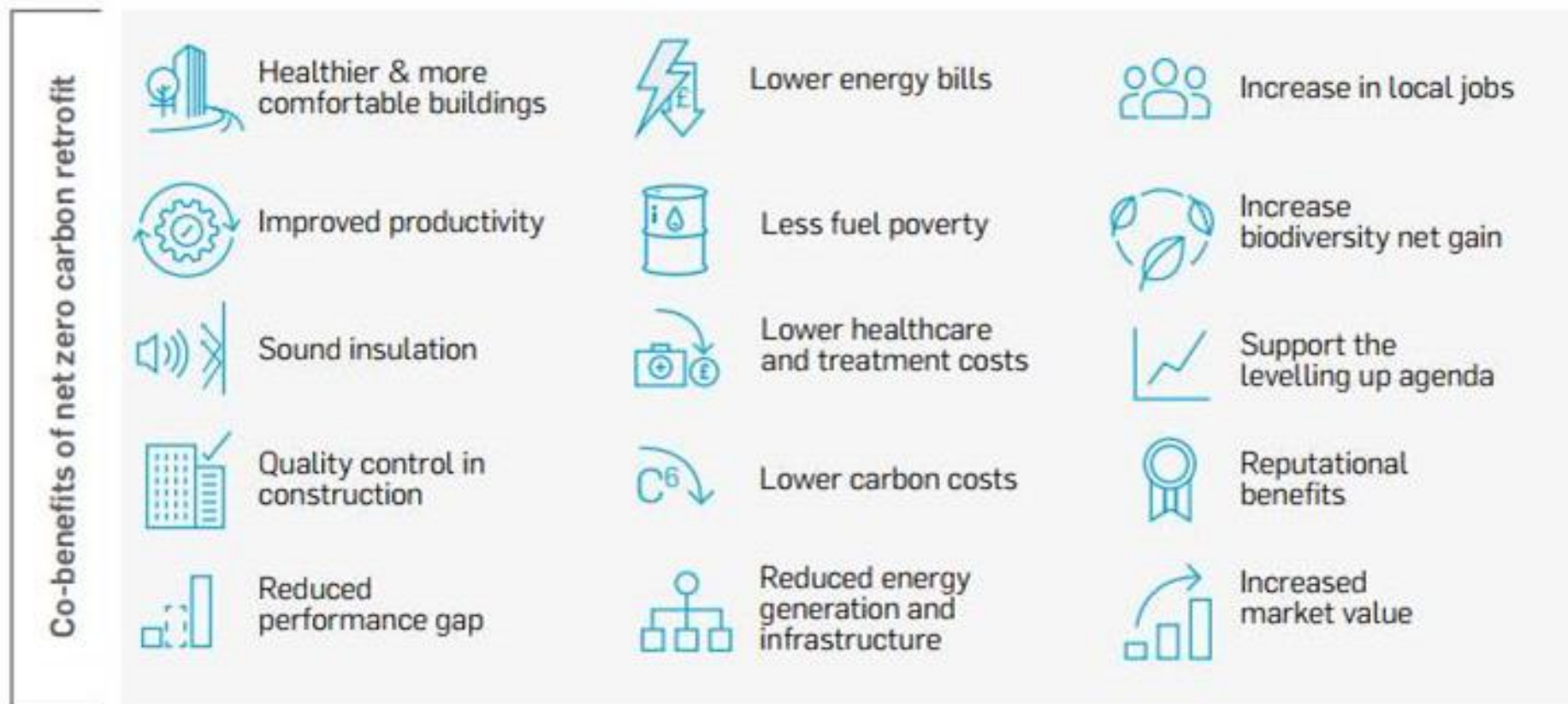
Climate & Ecology Strategy

Hammersmith & Fulham Council's Targets

- Climate and Ecology Strategy and Action Plan
- Net Zero Carbon by 2030 for the Borough
- Eliminate emissions from homes, buildings, travel and things we use
- Protect people and nature through ecology and adapting to climate change
- Enable this through engagement and influence, finance and decision-making, and growing the green economy



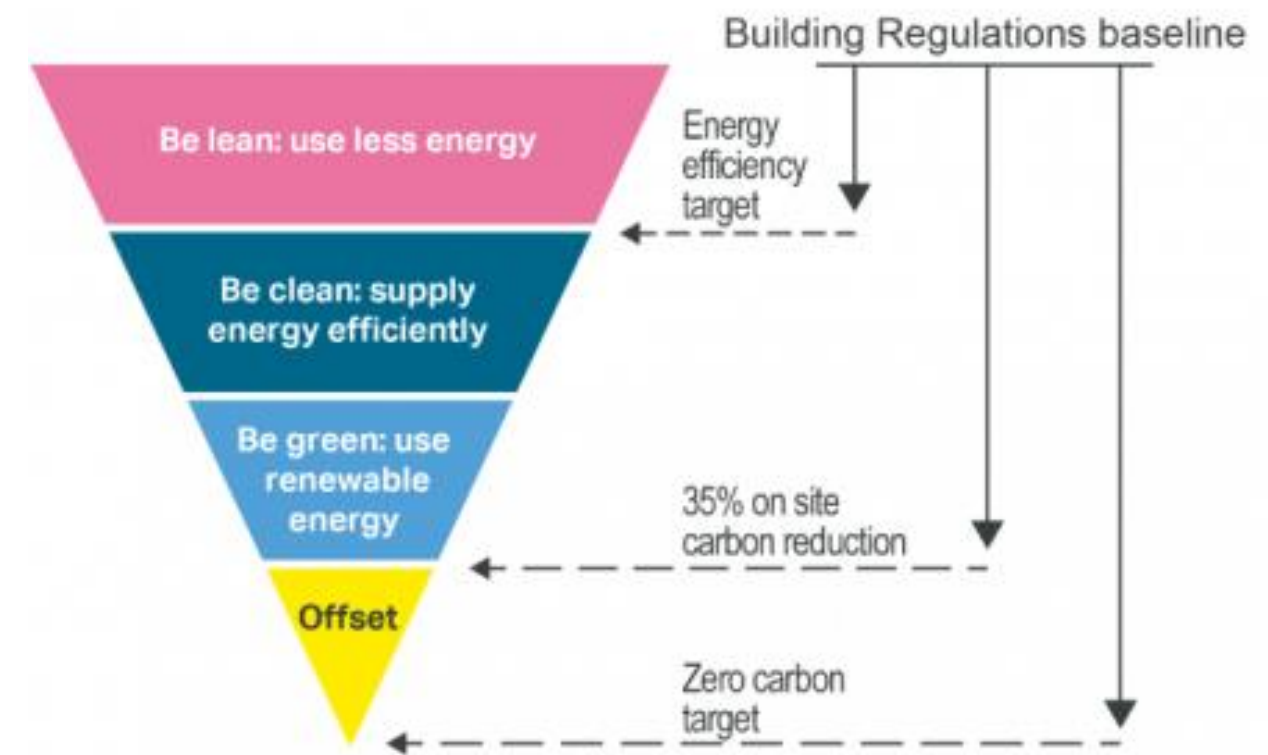
'Benefits' and 'Values' of Net Zero



Sustainability Framework

Reducing Running Costs through Passive Design

- The proposals have met the requirements outlined in the National, Regional and Local Planning Policies
- The proposed strategy applies the energy hierarchy and fabric first approach to reduce space heating demand and running costs
- Passivhaus principles have been applied, with well-insulated and airtight construction, heat recovery ventilation systems, low carbon space heating and hot water
- Optimised roof space for solar Photovoltaic (PV) array
- Embodied Carbon has also been assessed



Source: Greater London Authority

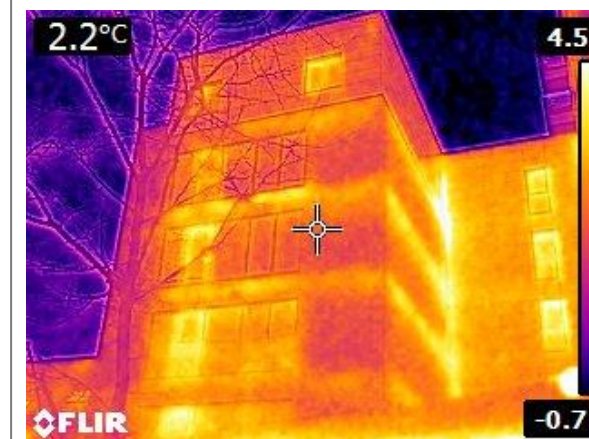
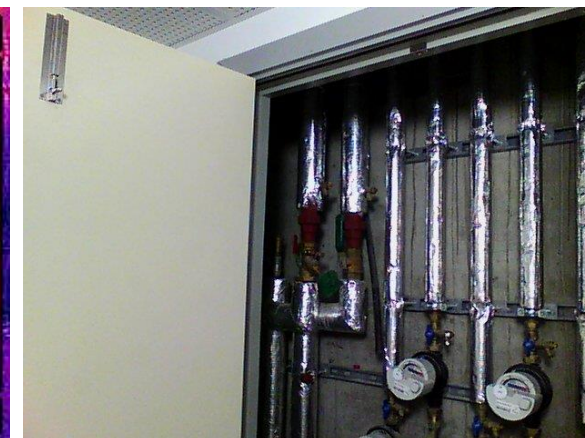
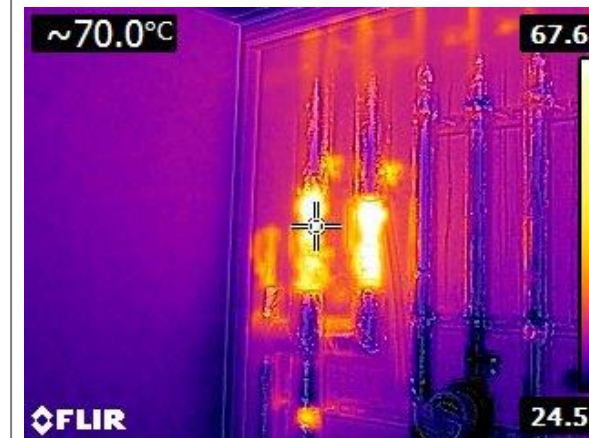
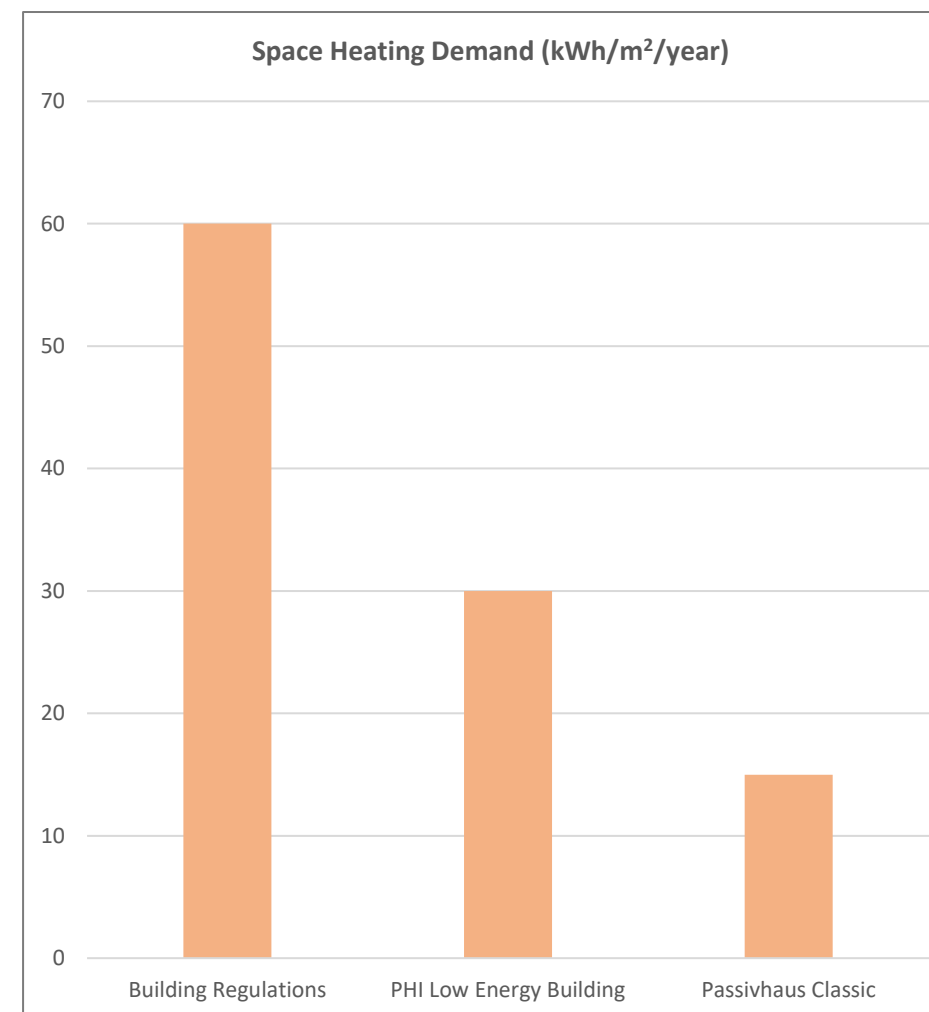


Passivhaus Principles

Low Energy Design

- Applies fabric first approach to its full extent to reduce the space heating demand
- Uses passive measures before active design, i.e. insulation before heating
- Low energy design included in all services: heating, hot water, ventilation, lighting, cooking and appliances
- Rigorous testing through the design and construction to ensure the building will perform as designed

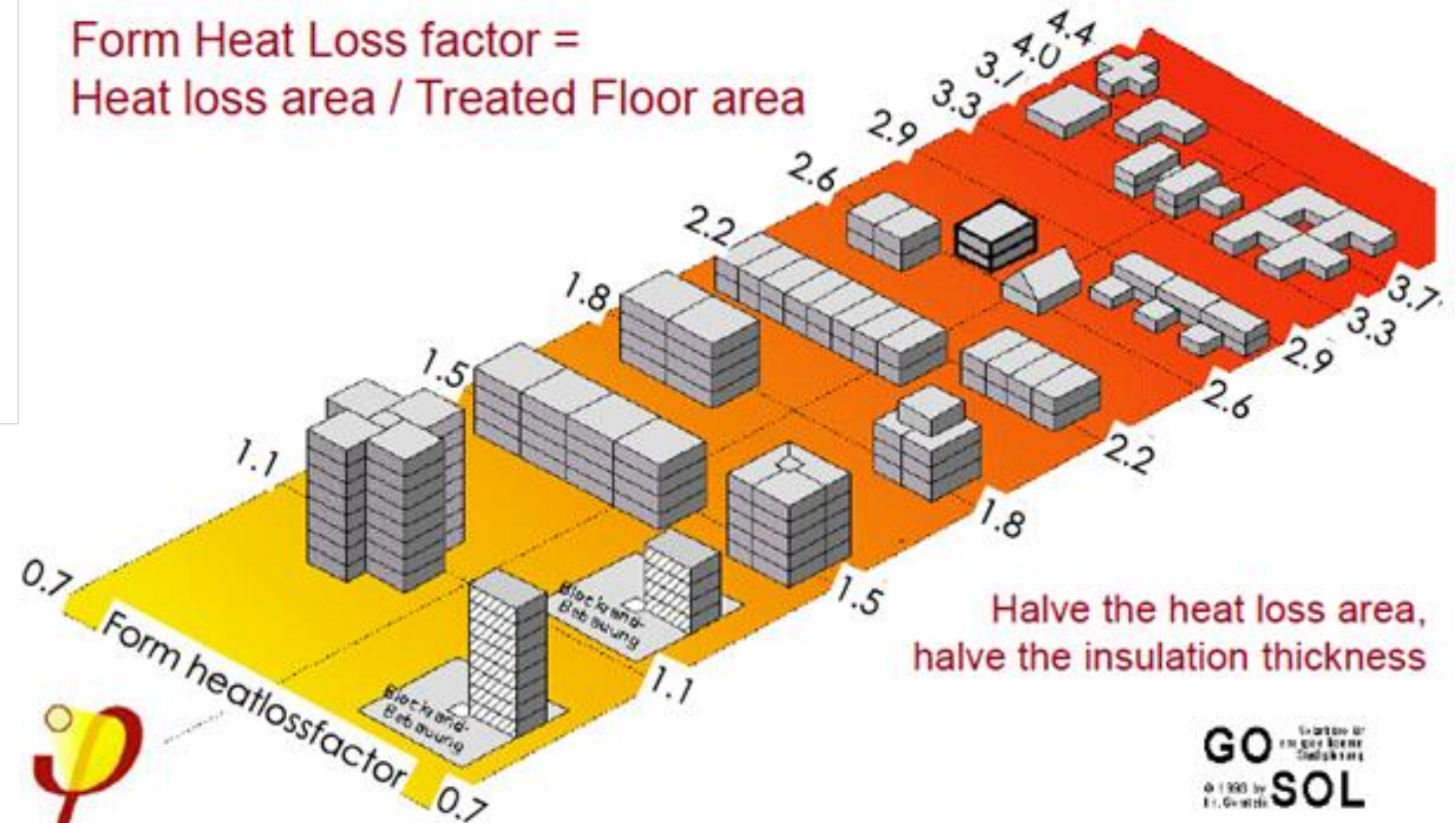
Space heating demand describes the amount of heat required to heat a home to a particular heating profile for a given set of weather conditions



Passivhaus Principles – Fabric Enhancements

Energy Efficient Design

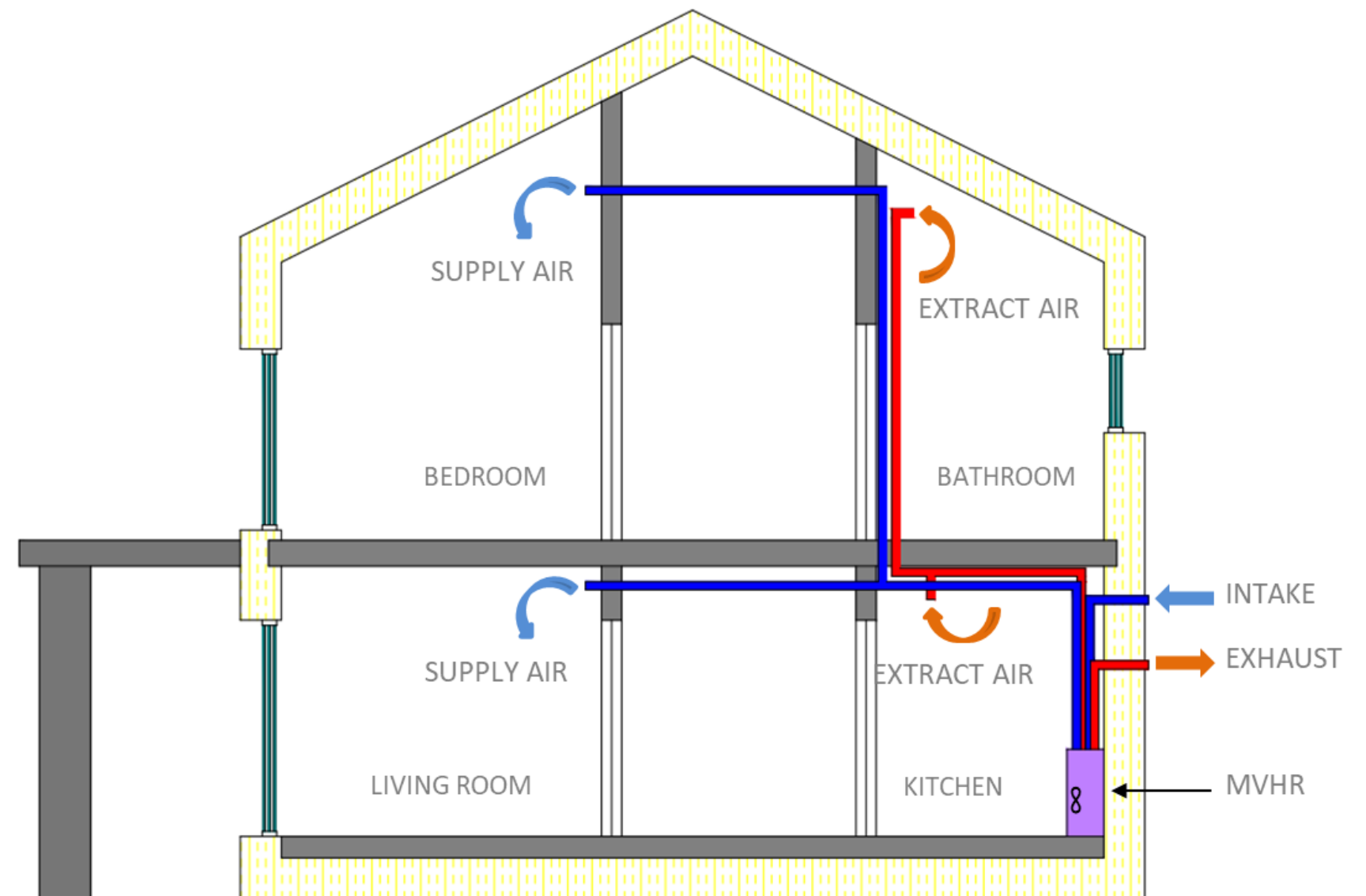
- Simple shape = lower Form Heat Loss Factor, reducing difficult detailing and thermal bridging
- Enhanced glazing strategy to optimise daylight levels and reduce heat loss and summertime solar gains
- Deep reveals and strategically positioned to provide sufficient daylighting levels and optimise solar gains during winter months, whilst offering local shading during summer months



Passivhaus Principles – Fabric Enhancements

Energy Efficient Design

- Well insulated and air tight building envelope
 - Triple glazed windows
 - Air tightness of 0.60ach (@50Pa)
- Smaller windows, minimising full height glazing – allows windows to be insulated at all junctions reducing heat loss from thermal bridging
- Majority of dwellings are dual aspect to provide cross ventilation
- Externally supported balconies/shading elements to reduce cold bridging



Passivhaus Principles – Ventilation

Mechanical Ventilation with Heat Recovery (MVHR)

- Extracts warm stale air from kitchen and wet rooms and supplies fresh air to habitable rooms (living room & bedrooms)
- Recovers heat from extracted air and supplies back into the dwelling reducing the space heating demand and running costs
- Passivhaus certified unit – rigorous testing
- Provides healthy indoor air quality – filters applied to supplied air
- Reduces risk of mould growth
- Reduces risk of summer overheating – tested to 2050s climate scenario
- Efficient design – located close to the external wall with insulated ductwork
- Maintenance includes filter replacement on the intake and extract side of the plate heat exchanger



Passivhaus Principles – Heating & Hot Water

Air Source Heat Pumps (ASHP)

- Produces heat from ambient air
- Higher efficiency compared to direct electricity – CoP 2.5
- Low Temperature Heat Network
- Vertical risers to serve 1-2 dwellings to reduce horizontal pipework runs in ceiling voids
- ASHPs located adjacent to plant room at roof level to reduce pipework lengths and losses
- Heat network designed to CIBSE Code of Practice for Heat Networks (CP1)
- Each home will have individual heat meters to allow occupants to be charged based on their usage



Passivhaus Principles – Renewable Energy

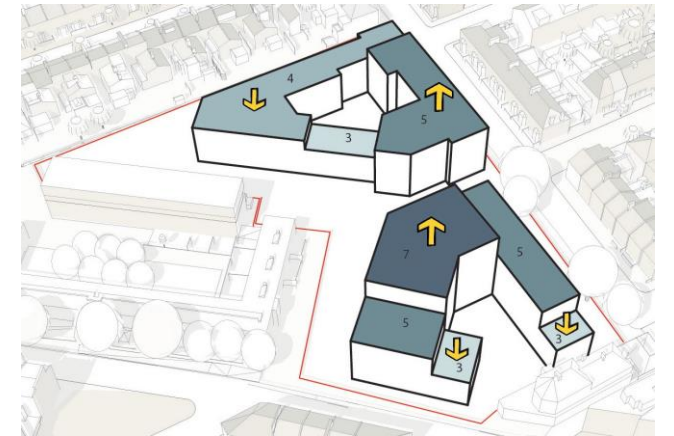
Solar Photovoltaic (PV) Array

- Maximised across the roofs
- Connected to landlord's supply to help offset grid electricity used for the heat pumps



Sustainability & Passivhaus Design Principles

A breakdown how the Passivhaus design principles have influenced the form and shape of the design.

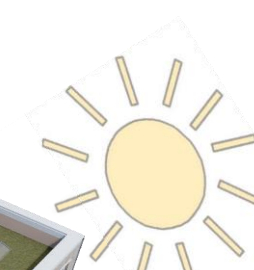


Initial massing diagram



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- 1 Prioritising projecting balconies as they work better to retain energy efficiency
- 2 Plant room to be located close to the ASHP's, reducing distribution losses
- 3 Area within the landscape for water attenuation tank
- 4 Maximising openable area of windows
- 5 Green roof area with seed and planting
- 6 High level of insulation within the building fabric and triple glazing to reduce heat loss
- 7 External walkway is structurally supported to reduce thermal connection
- 8 Stacking balconies to provide solar shading to main living spaces
- 9 Blue roof system for water attenuation storage
- 10 Roof area allocated for brown roof, encouraging seed dispersal



Sustainability & Passivhaus Design Principles

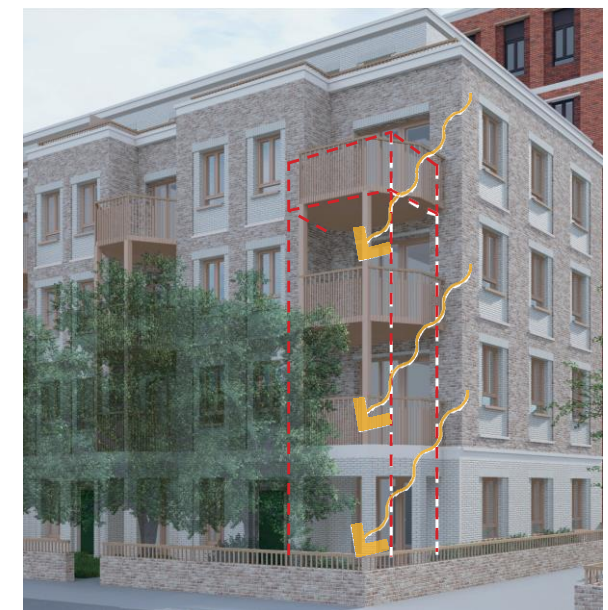


- 1 Permeable asphalt paving with attenuation tank below
- 2 All entrances provided with shaded entrance zones
- 3 Windows to wall ratio reduced on North elevation to reduce heat loss
- 4 Maximising Dual Aspect
- 5 Inset balconies to East elevation partially inset to increase solar shading to main living spaces
- 6 Flower-rich perennial planting and tree planting
- 7 Location of rain water storage tank for rain water harvesting, to clean the PV panels
- 8 Variety of openings in the courtyards allow residents to control temperature in the environment
- 9 Plant room to be located close to the ASHP's, reducing distribution losses

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Balancing sustainability principles and design considerations: The fifth storey on Pellant Road is set back to create a better balanced relationship with the existing houses



Chamfered balconies increases light into living spaces

Fly-through



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Aerial view of the Hartopp and Lannoy Project



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Street view from Dawes Road



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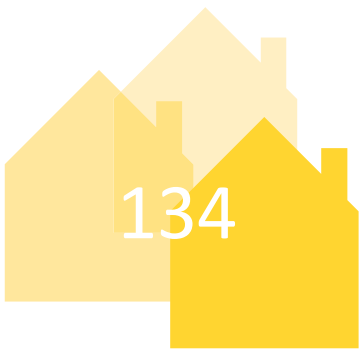
DELAFORD
STREET, S.W.

Street view from Pellant Road



Street view from Dawes Road

Project Summary



134 New Homes



84% Affordable Homes



High Proportion Family Homes

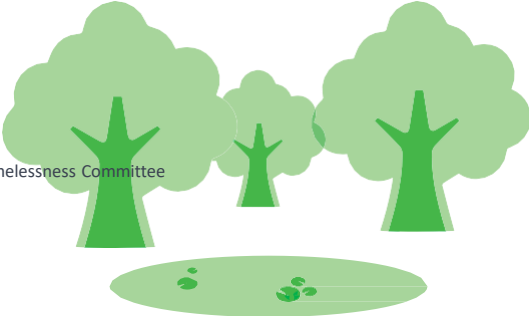


Co-Production Design Process



Attractive Buildings Utilising Existing Under-Utilised Spaces

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Improved Green Space



Passivhaus-led Design



New Jobs During Construction Phase



Promotes Sustainable Travel

Next Steps

9th February 2023

Spring 2023

Summer 2025

